

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	05# R15027
Date of complete submittal	05/14/15

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	A & N Properties / Albert Mancini, Jr.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2200 W. SUNRISE BLVD FORT LAUDERDALE FL 33311-5755
E-mail Address	blatta@bridgedev.com;
Phone Number	305-280-9000
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Damon T. Ricks / Flynn Engineering Services, PA
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	241 Commercial Blvd, LBTS, FL 33308
E-mail Address	dtricks@flynnengineering.com
Phone Number	954.522.1004
Letter of Consent Submitted	see attached

Development / Project Name	Bridgepoint I-95
Development / Project Address	Existing: 2200 W. Sunrise Blvd. New: 2200 W. Sunrise Blvd.
Legal Description	CITRUS PARK FARMS TR 1,2,15,16, BLK B 33-23 B BEG @ SW COR OF TR 15,N 1177.72 ALG W/L OF TR 15 & TR 2,SE 55.60 E 40,N 25,E 120.55,SE 50.25,E 425.26
Tax ID Folio Numbers (For all parcels in development)	5042 04 03 0010
Request / Description of Project	Warehouse
Total Estimated Cost of Project	\$ (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	NW-RAC
Proposed Land Use Designation	NW-RAC
Current Zoning Designation	I
Proposed Zoning Designation	I
Current Use of Property	Industrial
Number of Residential Units	0
Non-Residential SF (and Type)	306,520 sf (Industrial)
Total Bldg. SF (include structured parking)	306,520 sf
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	763,462 sf / 17.5266 acres	763,462 sf / 17.5266 acres
Lot Density		N/A
Lot Width	1177.7' x 661.5'	1177.7' x 661.5'
Building Height (Feet / Levels)	150' Max.	one story
Structure Length		923'
Floor Area Ratio	No Max.	306,520/763,472=0.4
Lot Coverage		306,520 sf (40.1%)
Open Space		166,560 sf (21.8%)
Landscape Area		74,250 sf (9.7%)
Parking Spaces	384	386

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [N]	5'	24.9'
Side [S]	5'	202.0'
Side [E]	5'	72.1'
Rear [W]	30'	78.7'

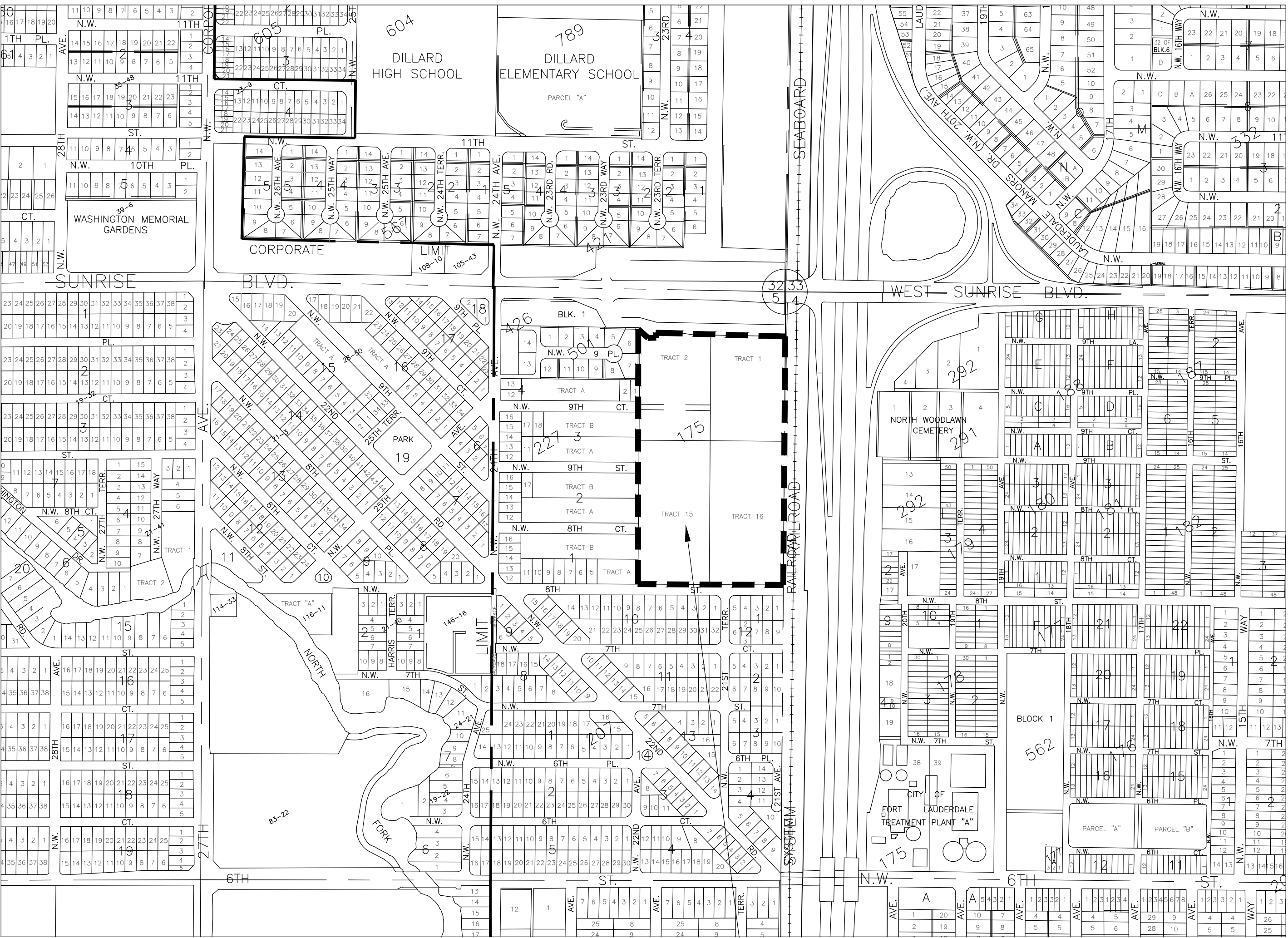
Fees: V
CD: V
CC: 3
CR: V
sets: -
Neighborhood:

PROJECT

BRIDGE DEVELOPMENT

2200 S Seaboard Blvd. or Lillard Road 33311

DRC APPLICATION - SITE PLAN - LEVEL III




LOCATION SKETCH
scale: 1"= 400'

Site Location



DRC SHEET INDEX

SURVEY PLAT			AERIAL PHOTO - S51T50R42 (2015)		
C1	SITE PLAN		TS-1	TREE DISPOSITION PLAN	
A1.11	PARTIAL FLOOR PLAN - BUILDING 1		TS-2	TREE DISPOSITION PLAN	
A1.12	PARTIAL FLOOR PLAN - BUILDING 1		TS-3	TREE DISPOSITION LIST	
A1.13	PARTIAL FLOOR PLAN - BUILDING 1		LP-1	LANDSCAPE PLAN	
A1.21	PARTIAL FLOOR PLAN - BUILDING 2		LP-2	LANDSCAPE PLAN	
A1.22	PARTIAL FLOOR PLAN - BUILDING 2		LP-3	LANDSCAPE DETAILS	
A1.23	PARTIAL FLOOR PLAN - BUILDING 2		E-0.1	PHOTOMETRIC GENERAL NOTES	
A2.00	ROOF PLAN		E-1.1	SITE PLAN - PHOTOMETRIC	
A3.10	EXTERIOR ELEVATIONS		C2	CONCEPTUAL PAVING AND DRAINAGE PLAN	
A3.20	EXTERIOR ELEVATIONS		C3	CONCEPTUAL WATER SEWER PLAN	
A5.00	CONTEXT PLAN AND AERIAL OBSERVE VIEWS				
A6.00	DETAILS				



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

Job No.
14-1208.00

Plot Date
05/14/15

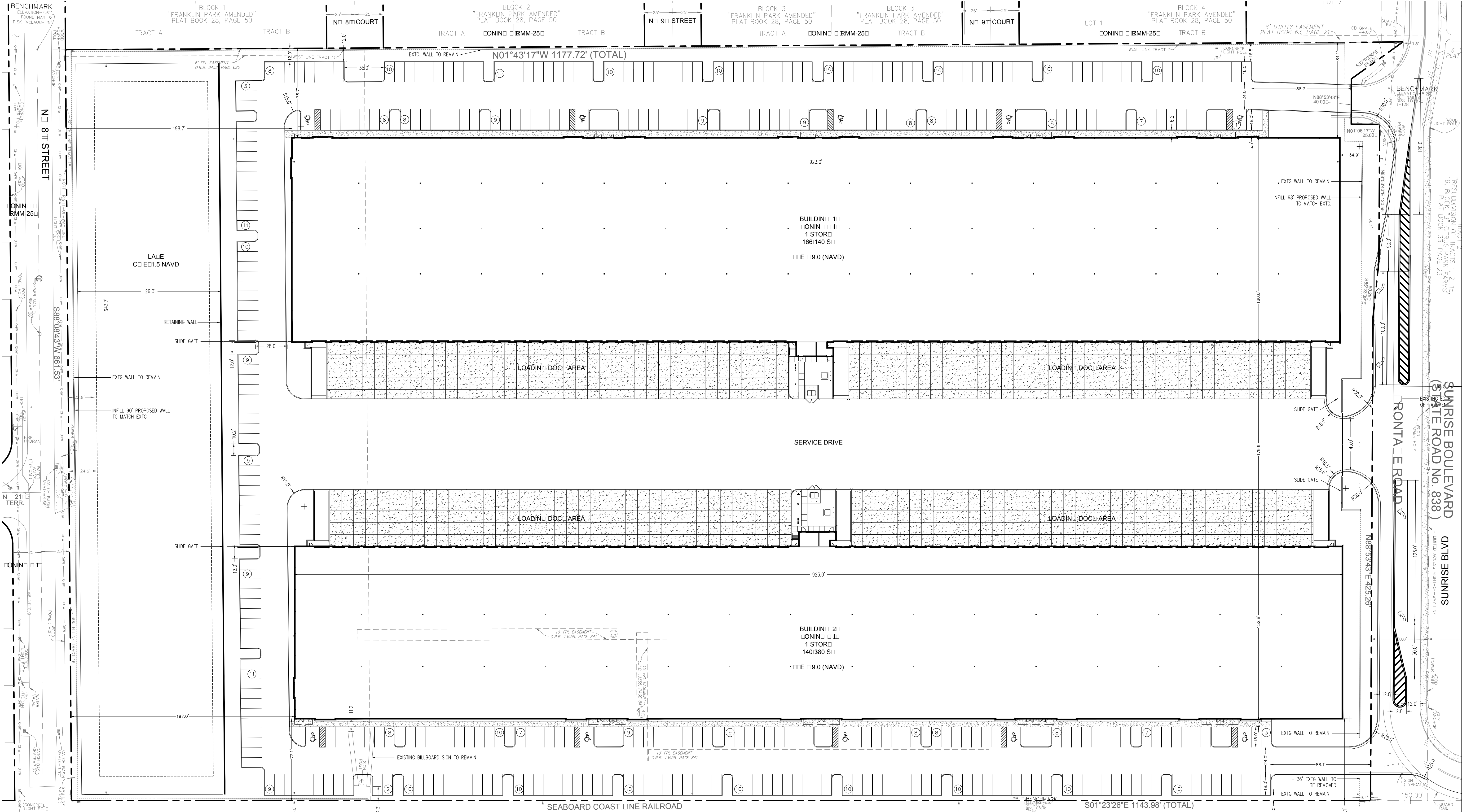
Drawn by
DTR

Proj. Engr.
JMF

Appr. by
JMF

COVER

241 COMMERCIAL BLVD.
AUGERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578



LEGAL DESCRIPTION

PARCEL 1: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 8TH STREET, SAID POINT BEING 25 FEET FROM THE CENTER LINE OF SAID STREET AND BEING A CORNER OF TRACT NO. 15 OF BLOCK "B" OF "CITRUS PARK FARMS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 138, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE 1177.72 FEET NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID TRACT NO. 15 AND OF TRACT NO. 2 TO THE SOUTHWEST CORNER OF FLORIDA STATE DEPARTMENT OF TRANSPORTATION PARCEL NO. 686; THENCE 55.60 FEET SOUTH 37°02'50" EAST ALONG THE MOST SOUTHWESTERLY LINE OF SAID PARCEL NO. 686 TO A POINT; THENCE 40.00 FEET NORTH 88°53'43" EAST ALONG THE MOST SOUTHERLY LINE OF SAID PARCEL NO. 686 TO A POINT; THENCE 25.00 FEET NORTH 01°06'17" WEST TO A POINT OF INTERSECTION WITH A LINE 145.00 FEET SOUTH AND PARALLEL TO THE NORTH BOUNDARY LINE OF TRACT NO. 2; THENCE 120.55 FEET NORTH 88°53'43" EAST ON SAID PARALLEL LINE TO A POINT; THENCE LEAVING SAID PARALLEL LINE 50.25 FEET SOUTH 85°23'39" EAST TO A POINT OF INTERSECTION WITH LINE 150.00 FEET SOUTH OF AND PARALLEL TO NORTH BOUNDARY LINE OF TRACT NO. 2; THENCE 425.26 FEET NORTH 88°53'43" EAST ON SAID PARALLEL LINE TO A POINT ON THE EASTERLY BOUNDARY LINE OF TRACT NO. 1, SAID POINT BEING 150.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT NO. 1 AND ON LINE OF RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILWAY; THENCE 1143.98 FEET SOUTHERLY ALONG SAID SEABOARD COAST LINE RIGHT-OF-WAY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 8TH STREET; THENCE 661.53 FEET WESTERLY ALONG SAID NW 8TH STREET TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 263.10 FEET (AS MEASURED AT RIGHT ANGLES) OF TRACTS 15 AND 16, "RESUBDIVISION OF TRACT 1, 2, 15 AND 16 BLOCK "B", CITRUS PARK FARMS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: THE SOUTH 263.10 FEET (AS MEASURED AT RIGHT ANGLES) OF TRACTS 15 AND 16, "RESUBDIVISION OF TRACTS 1, 2, 15, 16, BLOCK "B", CITRUS PARK FARMS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	INDUSTRIAL
CURRENT LAND USE DESIGNATION	NW-REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	NW-REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	I (INDUSTRIAL)
PROPOSED ZONING DESIGNATION	I (INDUSTRIAL)
ADJACENT ZONING DESIGNATION-NORTH	B-2 (COMMERCIAL)
ADJACENT ZONING DESIGNATION-SOUTH	RMM-25/I (RESIDENTIAL+INDUSTRIAL)
ADJACENT ZONING DESIGNATION-EAST	I-95 ROADWAY
ADJACENT ZONING DESIGNATION-WEST	RMM-25 (RESIDENTIAL)

SETBACK TABLE

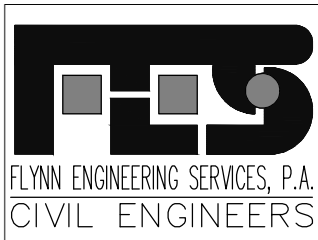
	REQUIRED	PROVIDED
FRONT YARD (NORTH)	5'	24.9'
SIDE YARD (SOUTH)	5'	197.0'
SIDE YARD (EAST)	5'	72.1'
REAR YARD (WEST)	30'	78.7'

TOTAL SITE AREA	±17.53 ACRES TOTAL/ ±763,472 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE/HARDSCAPE)	345,165 S.F.	45.2%
TOTAL PERVIOUS PROPOSED (LANDSCAPE + LAKE)	155,402 S.F.	20.4%
TOTAL IMPERVIOUS EXISTING	338,853 S.F.	44.4%
TOTAL IMPERVIOUS PROPOSED	301,550 S.F.	39.5%
TOTAL BUILDING FOOT PRINT EXISTING: 4 bldgs	79,454 S.F.	10.4%
TOTAL BUILDING FOOT PRINT PROPOSED: 2 bldgs	306,520 S.F.	40.1%
TOTAL BUILDING SQUARE FOOTAGE	306,520 G.S.F.	
FLOOR AREA RATIO (F.A.R.) - 2 BUILDINGS	306,520/763,472 = 0.4	
BUILDING SIZE-BLDG '1' + '2'	306,520 sf	
BUILDING SIZE-BLDG '1'-TOTAL	166,140 sf	
NUMBER OF STORIES-BLDG '1'	1 STORY	
BUILDING WIDTH & LENGTH-BLDG '1'	180' X 923'	
BUILDING SIZE-BLDG '2'	140,380 sf	
NUMBER OF STORIES-BLDG '2'	1 STORY	
BUILDING WIDTH & LENGTH-BLDG '2'	152' X 923'	
LAKE	81,152 S.F.	10.6%
LANDSCAPE (VUA=38,071)+(PERIM=36,179)	74,250 S.F.	9.7%
PEDESTRIAN WALKS & PLAZAS	11,158 S.F.	1.5%
OPEN SPACE (PED + LANDSCAPE + LAKE)	166,560 S.F.	21.8%
LOT COVERAGE (70% MAX) - 306,520/763,472	306,520 S.F.	40.1%

PARKING DATA:	SF	RATIO	REQUIRED	PROVIDED
TOTAL BUILDING				
BLDG '1' - TOTAL SF=166,140 (WAREHOUSE, DISTRIBUTION/GENERAL)	166,140	1/800SF	208	
BLDG '2' - TOTAL SF=140,380 (WAREHOUSE, DISTRIBUTION/GENERAL)	140,380	1/800SF	176	
TOTAL	306,520		384	386
TOTAL HANDICAP PARKING (376 + 10 HC SPACES)			8	10
TOTAL BICYCLE PARKING				TBD
LOAD ZONE REQUIREMENTS:	SF	TYPE	REQUIRED	PROVIDED
TOTAL BUILDING SF = 306,520 (TYPE II=12'X45'+14' VERTICAL CLEARANCE)	306,520	TYPE II	5	34
VUA AREA - PARKING			124,589 S.F.	16.3%
VUA AREA SERVICE DRIVE			73,978 S.F.	9.7%
VUA AREA - LOADING DOCKS			83,546 S.F.	10.9%
TOTA VUA AREA			282,113 S.F.	36.9%

LEGEND

PROPOSED ELEVATION	FM = SANITARY FORCE MAIN
EXISTING ELEVATION	VALVE
PROPOSED CATCH BASIN	FIRE HYDRANT
PROPOSED PLUG	CLEANOUT
TEE	EDGE OF PROPOSED PAVEMENT (ASPHALT)
WATER METER	DIRECTION OF SURFACE DRAINAGE
DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE	SAMPLE POINT
REDUCED PRESSURE BACKFLOW PREVENTOR	EXIST. WATER LINE
DIRECTIONAL FLOW ARROW AND GRAVITY SEWER	EXIST. UTILITY LINE TO BE REMOVED
PROPOSED MANHOLE	PROPOSED CONCRETE
WATER MAIN	FIRE DEPARTMENT SIAMSE CONNECTION



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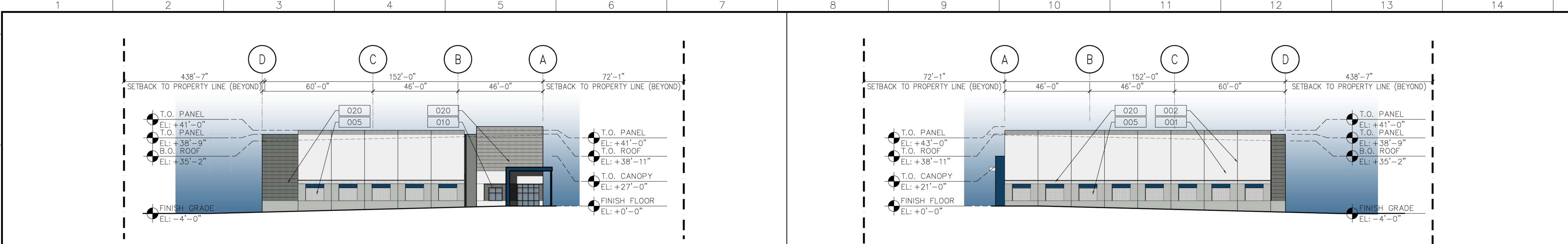
SITE PLAN

BRIDGEPONT I-95

Phase:
DRC
DOCUMENTS

Revisions

Scale: 1"= 40'	Date 05/08/15
Job No. 14-1208.00	Plot Date 05/14/15
Drawn by DTR	Sheet No.
Proj. Mgr. DTR	C1
Appr. by JMF	1 of 4

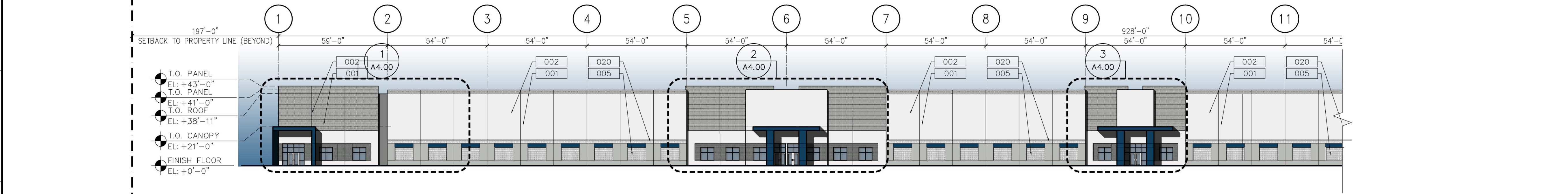


6 SOUTH ELEVATION

A3.20 SCALE: 1"=30'-0"

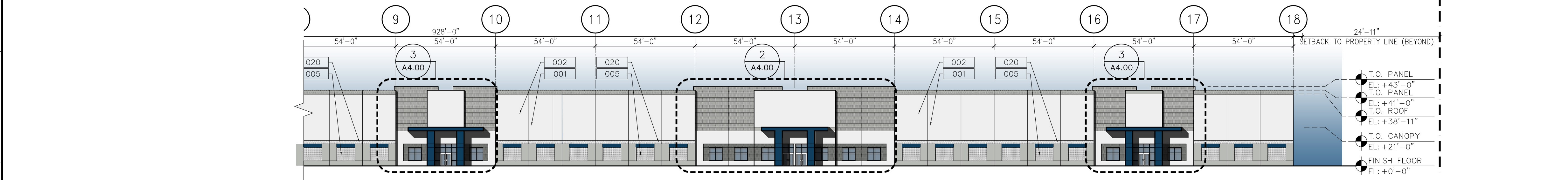
5 NORTH ELEVATION

A3.20 SCALE: 1"=30'-0"



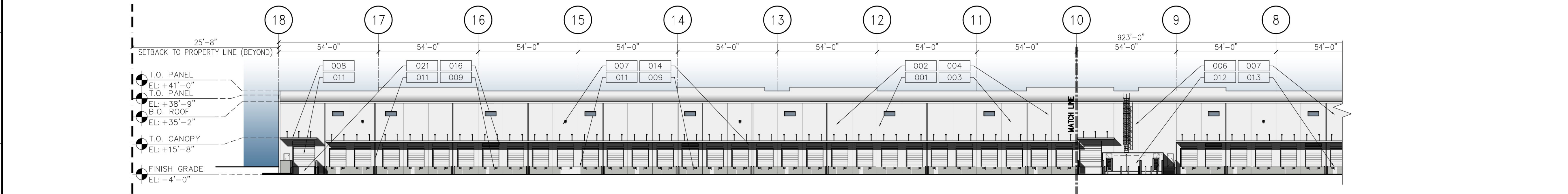
4 PARTIAL EAST ELEVATION

A3.20 SCALE: 1"=30'-0"



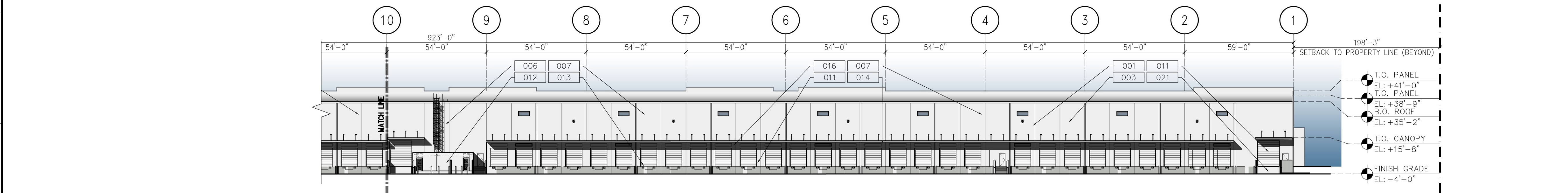
3 PARTIAL EAST ELEVATION

A3.20 SCALE: 1"=30'-0"



2 PARTIAL WEST ELEVATION

A3.20 SCALE: 1"=30'-0"



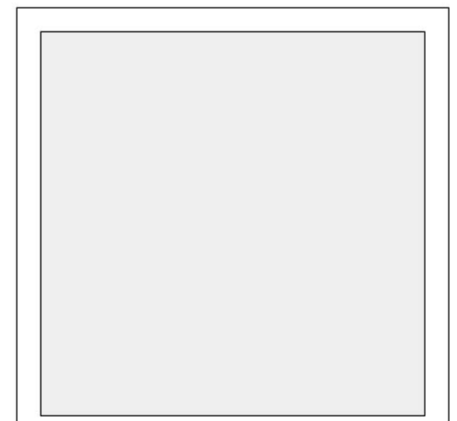
1 PARTIAL WEST ELEVATION

A3.20 SCALE: 1"=30'-0"

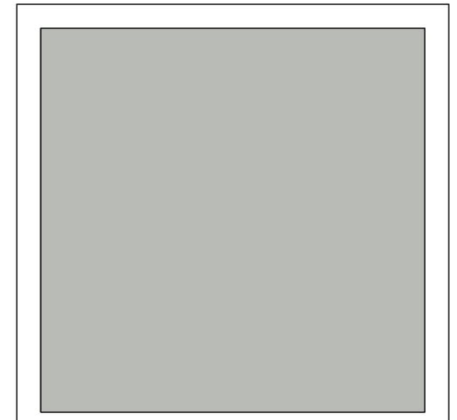
LEGEND

- 001 TILT-UP CONC. WALL, PAINTED W/ TEX-COTE FINISH (WHERE APPLICABLE - SEE GENERAL NOTES)
- 002 PANEL JOINT (TYP.)
- 003 3/4" PANEL REVEAL (TYP.)
- 004 TINTED CLEARSTORY GLASS IN IMPACT RESISTANT ALUM. STOREFRONT
- 005 KNOCK-OUT PANEL (TYP.)
- 006 GALVANIZED STEEL LADDER AND CAGE.
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- 008 PRE-ENGINEERED METAL CANOPY.
- 009 RUBBER DOCK BUMPER (TYP.) SEE DET.
- 010 TINTED GLASS IN IMPACT RESISTANT ALUM. STOREFRONT
- 011 GALVANIZED STEEL OVERHEAD DOOR
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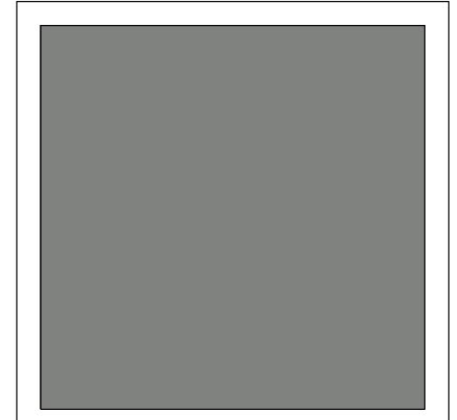
EXTERIOR FINISH COLORS



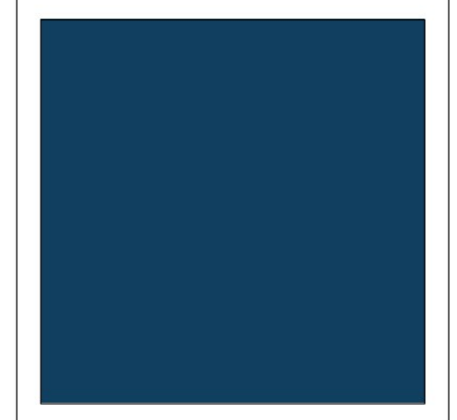
SW 7063 - NEBULOUS WHITE



SW 7065 - ARGOS



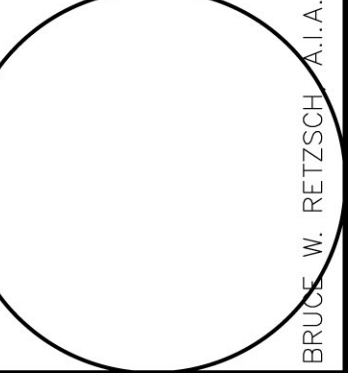
SW 7067 - CITYSCAPE



SW 6510 - LOYAL BLUE

DRC
SUBMITTAL
05/11/2015

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Web: www.rlcarchitects.com
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Bridge Fort Lauderdale I-95

Fort Lauderdale, Florida

Bridge Development Partners

REVISIONS

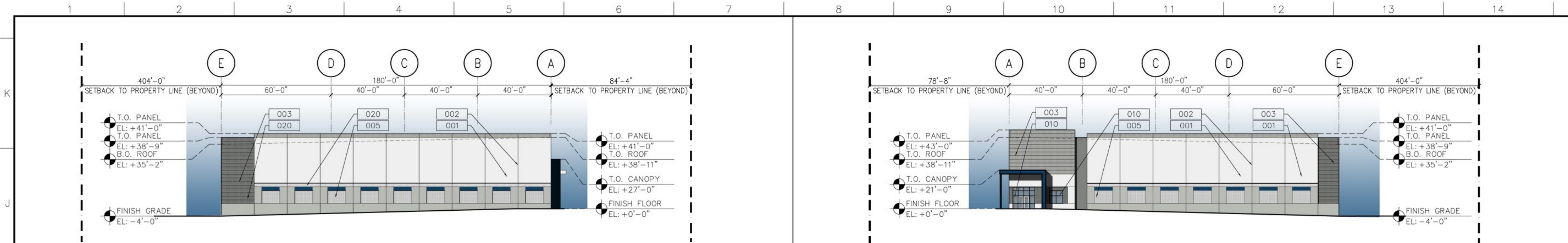
Drawing Title
EXTERIOR
ELEVATIONS

Scale AS NOTED
Project No. 15001.00
Date 05/11/2015

Principal: BWR
Project Director:
Project Manager:
Drafted by:
Checked by:

Sheet No.

A3.20



6 NORTH ELEVATION

A3.00 SCALE: 1"=30'-0"

5 SOUTH ELEVATION

A3.00 SCALE: 1"=30'-0"



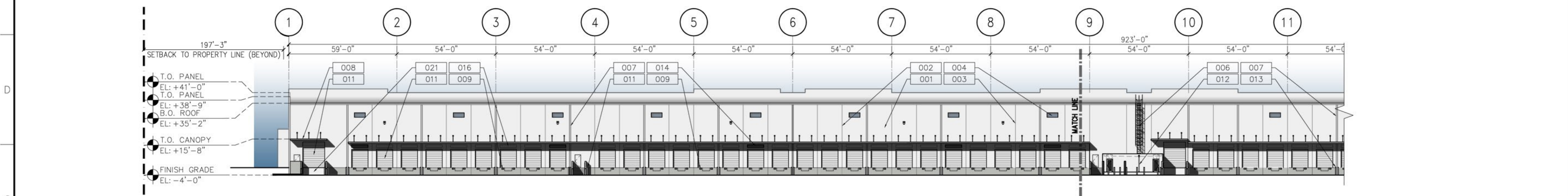
4 PARTIAL WEST ELEVATION

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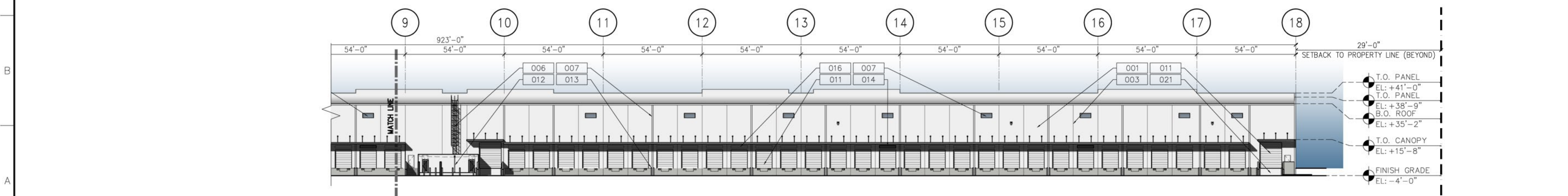
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2 PARTIAL EAST ELEVATION

A3.00 SCALE: 1"=30'-0"



1 PARTIAL EAST ELEVATION

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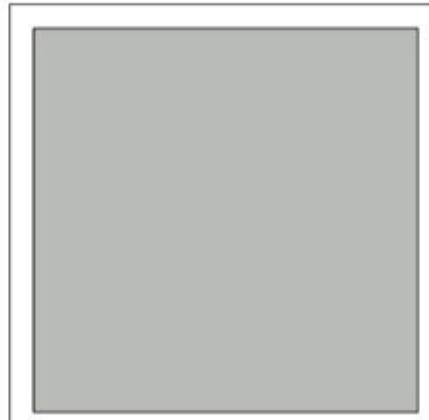
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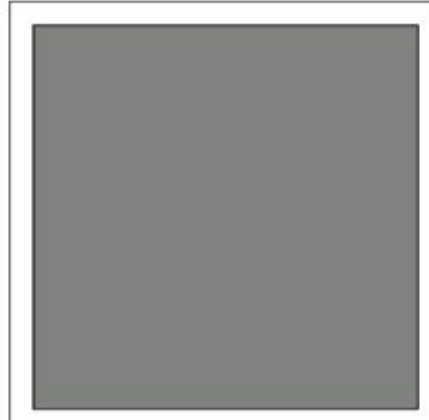
EXTERIOR FINISH COLORS



SW 7063 - NEBULOUS WHITE



SW 7065 - ARGOS



SW 7067 - CITYSCAPE



SW 6510 - LOYAL BLUE

DRC
SUBMITTAL
05/11/2015

Bridge Fort Lauderdale I-95

Fort Lauderdale, Florida

Bridge Development Partners

REVISIONS

Drawing Title
EXTERIOR
ELEVATIONS

Scale AS NOTED
Project No. 15001.00
Date 05/11/2015

Principal: BWR
Project Director:
Project Manager:
Drafted by:
Checked by:

Sheet No.

A3.10

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CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: June 9, 2015

Project Name: A & N Properties / Bridge Point I-95

Case Number: R15027

Request: Site Plan Level III Review: 306,520sf Industrial
Development within 300ft of Residential
Development

Location: 2200 W. Sunrise Blvd

Zoning: Industrial (I)

Land Use: NW Regional Activity Center

Project Planner: Eric Engmann

Case Number: R15027

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. The Building Code in effect will be the date of application for the building permit. Each building will require a separate permit. The 2010 Edition of the Florida Building is currently in effect. However, on June 30th 2015 the Code will be updated to the 5th Edition. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R15027

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Right-of-Way dedication to Florida DOT along W. Sunrise Blvd. (Frontage Road), where proposed widened Frontage Road encroaches beyond existing Right-of-Way boundary.
- b. Discuss disposition of FPL Easements shown and labeled within the property to be developed.

CASE COMMENTS:

A. Please respond to Comments 1 through 15 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. W. Sunrise Boulevard (Frontage Road) – Florida Department of Transportation (FDOT)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
4. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.

5. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
6. Proposed driveway approaches to W. Sunrise Blvd. (Frontage Road) – Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians; also, provide FDOT sight triangle on the Site Plan (per the most current FDOT Design Standards).
7. Proposed eastbound W. Sunrise Blvd. (Frontage Road) Right Turn Deceleration Lane doesn't seem appropriate for this project; verify with FDOT, as well as the projected peak-hour right turn movements into the site; adjacent eastbound Frontage Road Thru Lane is shown misaligned through intersection with proposed middle driveway access to the site.
8. Provide and label fire truck turning radius and site circulation.
9. Discuss pedestrian circulation between the proposed development and W. Sunrise Blvd. (Frontage Road); extend sidewalk on south side of Frontage Road, potentially providing connectivity with existing sidewalk on property to the west.
10. Please be advised that any road cuts for utilities or curb cuts within 50' in the City Right-Of-Way shall be restored to full lane width, per City Code of Ordinances Section 25-108.
11. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
12. Please be advised that a Maintenance Declaration will be required for all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.
13. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along W. Sunrise Blvd. (Frontage Road). Please contact the Case Planner and FDOT for details to match the area.
14. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-Of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
15. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 16 through 21 prior to Final DRC sign off

16. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

17. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
18. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
19. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to right-of-way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's right-of-way.
20. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
21. Show utilities on the landscaping plans for potential conflict.

B. Respond to Comments 22 through 35 prior to Engineering Permit Approval

22. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.
23. Please be advised that all proposed improvements within or adjacent to the City's right-of-ways are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's right-of-way.
24. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
25. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.

26. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
27. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
28. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the

quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

29. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
30. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
31. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
32. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
33. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
34. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
35. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15027

CASE COMMENTS:

Please provide a response to the following:

1. Fire truck turning radius is 40 inside and 60 outside. Entire project must comply with NFPA (1) 18.2.3.2 entire section of the 2012 edition for fire department access.
2. Buildings need fire sprinklers with FDC location. FDC must be with-in 100 feet of fire hydrant.

Case Number: R15027

CASE COMMENTS:

Please provide a response to the following:

1. Provide mitigation calculations for replacement tree requirements. Confirm that mitigation is being met on site. Reference Landscaping & Trees subheading at <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits> for permit, calculation, and document downloads.
2. Place plant materials in hydrozones which correspond to irrigation volume.
3. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.
4. Confirm with civil and life safety plans that utilities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility.
5. Consider shifting in and replacing wall sections with decorative fence at each dead-end street on the west property line to create a landscaped green area on the outside of the new wall/fence for neighborhood compatibility, and incorporating CPTED principles for increased safety.
6. Consider removing sections of wall and replacing with decorative fence panels along the north and south property line, incorporating CPTED principles for increased safety.
7. Incorporate landscaped pervious area in the loading dock space, particularly at each and around the center dumpster/entry structures.
8. Replace Pigeon Plum around lake with clusters of Maples and/or Stoppers at staggered heights.
9. Replace Pigeon Plum along north buildings with Dahoon Holly.
10. Plant peninsular islands as a replacement for sod.
11. Incorporate hydrozones and correspond with irrigation volume.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

12. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
13. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
14. Provide irrigation plan illustrating an automatic system which provides head-to-head coverage and rain sensor shut off device. This is to include the rights-of-way areas.

Case Number: R15027

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).
- 2) The site is designated Industrial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) Provide a letter indicating why this Site Plan Level III conditional use application does not require Public Participation notification per ULDR Sec. 47-27.4.A.2.c.i & ii.
- 5) Indicate the project's compliance with the following Unified Land Development Regulation (ULDR) sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a) Sec. 47-7.20, Additional Requirements for conditional uses in the Industrial (I) District
 - b) Sec. 47-24.3, Conditional Uses
- 6) Consider making improvements to the 10 foot wall at the terminus of NW 9th Court, NW 9th Street, and NW 8th Court. In order to provide an enhanced transition between the industrial and residential uses, consider either:
 - a) Recessing the wall a minimum of five (5) feet to the east of the current location where abutting these right-of-ways and locating landscaping within this area according to Crime Prevention Through Environmental Design (CPTED) guidelines.
 - b) Improve the existing wall abutting these right-of-ways with features such as textured or stamped concrete design.
- 7) Consider alternating between a wall and a non-opaque material on the southern perimeter of the site to allow for views of the lake by the surrounding community.
- 8) Replicate similar architectural design features on the north side of the buildings as are currently proposed on the south sides of the buildings.
- 9) Consider lowering the height of the light poles abutting the residential properties to the west of the site.

- 10) Indicate the location of any mechanical equipment proposed on the roof. If no mechanical equipment will be located on the building roofs, indicate such on the project's roof plan.
- 11) Indicate whether the 10' FPL Easement shown on the Site Plan will require vacation by means of the City's Easement Vacation process, Sec. 47-24.7.
- 12) Indicate the vertical distance between the proposed driveway and the height of the existing billboard.
- 13) Consider installing solar panels on the roofs of the proposed buildings to help provide energy conservation along with cost savings.
- 14) Consider employing other green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials and green roofs.
- 15) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.

GENERAL COMMENTS:

- 16) If a temporary construction trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 17) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5868) to review project revisions and/or to obtain a signature routing stamp.

Case Number: R15027

CASE COMMENTS:

Please provide a response to the following:

1. Consider using easily securable site entrances.
2. Illuminate and define all entrances with different paving materials and signage.
3. Doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid pedestrian doors.
4. The buildings should be pre-wired for alarm system with understanding security system activation and monitoring shall be by individual entities.
5. Roof areas should have restricted access.
6. As the hours of site are unknown, steps should be taken to ensure site security during night/off hours.
7. Restrict direct pedestrian and vehicular access to railroad tracks.
8. Consider implementing the use of CCTV to cover the loading dock and parking areas.

GENERAL COMMENTS:

The following comments are for informational purposes.

1. Noted impact glazing

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15027

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. Identify containers.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15027

CASE COMMENTS:

1. Provide bicycle racks. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Ensure that long-term bicycle parking requirements are met.
2. Provide parking calculations, including number of handicapped spots, and total bike parking counts on site plan.
3. Illustrate proposed internal roadway dimensions on site plan.
4. Consider restriping crosswalk at Sunrise Blvd (it is faded).
5. Construct 7' minimum sidewalks around and between buildings. And Provide pedestrian connection (7' minimum sidewalk) from site to Sunrise Blvd.
6. Consider creative solutions for the wall abutting the neighboring residential uses such as public art, adjacent biking or walking trails.
7. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
8. Demonstrate ADA ramps on the site plan.
9. Additional comments may be provided upon further review.
10. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

